

Telfair Tract 5 Masterplan

CURRENT SCHEME DRAFT
SITE PLAN

- 1+2

- 4-Level Office
 - 100,000 SF Each
- 3

- 4-Level Office + Retail
 - 100,000 SF
- 4

- 6-Level Office
 - 150,000 SF
 - 12,000 SF Retail
- 5

- 6-Level Office + Retail
 - 142,000 SF
 - 8,000 SF Retail
- 6

- 6-Level Office + Retail
 - 142,000 SF
 - 8,000 SF Retail
- 7

- 6-Level Office
 - 138,000 SF
- 8

- 6-Level Office
 - 150,000 SF
- 9

- 7-Level Hotel
 - 250 Guest Rooms
 - 12,000 SF Restaurant
 - 8,000 SF Retail
- 10

- 8-Level Hotel
 - 350 Guest Rooms
 - 12,000 SF Restaurant
- 11

- 3-Level Residential
 - 250 Units Senior Independent Living Facility
 - 4-Level Garage - E
- 12

- Potential Community Arts Venue / Flex Space
- 13

- 50,000 SF Conference Center
- 14

- Reserved for Future Entertainment & Economic Development Opportunities
- 16

- Medical District
 - 3-Level Medical Building
 - 130,000 SF (Phase 1)
 - 2-Level Medical Building
 - 77,100 SF (Phase 2)
 - 6+G Level Garage
 - 750 spaces (Phase 2)
 - Surface Parking
 - 300 spaces
- 17A+17B

- 2-Level Office
 - 50,000 SF Office Each

Square footages, building heights, unit and car counts indicated above are approximate with respect to the Shared Development Goals established by the City of Sugar Land and Newland Development. Verification will occur following the Planned Development Approval process when individual sites are presented for design approval.



KEY

Office

1,110,000 SF

Hotel

600 Keys

Medical

207,100 SF

Retail/ Entertainment

60,000 SF

Residential

250 Units

A

- Parking Garage
- 4 Levels, 3 Bays
- 520 Spaces (300' x 180')

B

- Parking Garage
- 6 Levels, 4 Bays
- 1300 Spaces (240' x 340')
- 8,000 SF Retail

C

- Parking Garage
- 4 Levels, 4 Bays
- 600 Spaces (240' x 240')

D

- Parking Garage
- 5 Levels, 3 Bays
- 700 Spaces (180' X 285')

E

- Parking Garage
- 4 Levels, 2 Bays
- 425 Spaces (120' X 310')

F

- Parking Garage
- 4 Levels, 3 Bays
- 600 Spaces (180' x 300')

G

- Surface Parking
- 100 Spaces

H

- Surface Parking
- 400 Spaces

Gensler

©2018 Gensler. All rights reserved.

SUGAR LAND, TX | January 10th, 2018

15